CITY REAL ESTATE.

BAYSIDE Tax Exempt QUEENS BORO. Home Building Sites LOTS in New York City

To be sold for the Estate of the late

Sir Frederick Mirrielees OF LONDON, ENGLAND BAYSIDE

ABSOLUTE AUCTION

28 Minutes by L.I.R.R. from 'Penn' Station 60TrainsDaily

300 LOTS near Bell Avenue, on Crocheron and other Avenues, overlooking Little Neck Bay.

Next Sat., Sept. 23d

Chas. P. Northrop 31 Nassau St. N. Y. City

70% TITLE GUARANTEE& ON MORTGAGE TRUST CO. POLICIES FREE

**Between 2 Large Centers** Jamaica and Flushing

On 2 Transit Lines

Trolley and Bus

Near 2 Park-like Developments Kissena Park and Lake, and the Pomonok Country Club

on Parsons Boulevard 72d to 75th Aves., and 162d St.

70% MORTGAGE

To be Sold by Order of the GUARANTY TRUST CO. of N. Y. and others Executors to close the Estate of the late FRED'K and ARTHUR T. STURGES

ABSOLUTE AUCTION 2 P. M. - ON PREMISES

Lawyers Title

Sat., Sept. 30th & Trust Co. Policies Free

67 LIBERTY ST., NEW YORK CITY

# The First Lorillard Spencer | Mamaroneck

Hadthe Whole Bronx from Which to Pick

a magnificent homesite, and-with an unlimited purse—

Lorillard Spencer picked the Pelham Bay Park Section with a wonderful outlook on Long Island Sound.

Lorillard Spencer died, and to settle his Estate, I am going to sell at Absolute Auction the magnificent Lorillard Spencer Estate, on Middletown Road, Eastern Boulevard, adjoining Pelham Bay Park, opposite the Million Dollar Rice Playfield and Stadium and on

ISLAND LONG SOUND

TRANSIT Pelham Bay Station Lexington Ave. Subway is within six blocks of property.

Commencing on Columbus Day, Thursday, Oct. 12th, and continuing Friday, Oct. 13th, and Saturday, Oct. 14th, on the Premises at 2 P. M. and 8 P. M.

1200 Pelham Bay **New York City** 

For the Estate of

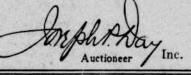
LORILLARD SPENCER Heirs and

THE NEW YORK PUBLIC LIBRARY (Astor, Lenox, and Tilden Foundation)

Title Policies FREE Lawyers Title & Trust Co. 75% on Mortgage Attorneys
Attorneys
King, Lane & Trafford
80 Broadway, N. Y. C.

80 Broadway, N. Y. C.

SEND for BOOKMAPS



SEND for BOOKMAPS

CITY REAL ESTATE.

Westchester County New York Home Building Sites

300 Choice L

On Boston Post Road, Harrison and other avenues Opposite Shore Acres, on Mamaroneck Harbor Formerly owned by the Late John W. Sterling of Sherman & Sterling, Attorneys

To be Sold Separately at ABSOLUTE AUCTION

2 P. M. - on Premises Saturday, Oct. 7th

70% ON MORTGAGE

LAWYERS TITLE & TRUST CO. POLICIES FREE WARD, CARPENTER & CO., White Plains, Agents for Owners.

> Special Sales Day, Tues., Sept. 26th

ESTATE SALES Estate of John A. Murphy, dec'd. S. S. West 203rd St. (200 Ff. W. of Columbus Ave.)
Vacant plot 75x59.11.
O'Brien, Malevinsky & Driscoll, Attys.
Fitzgerald Bldg., Times Square, N.Y.C.

Estate of Richard Alexander, dec'd N. E. Cor. Leyden St. and Teunissen Pl. (Borough of Manhattan.) Vacant plot 75x100. Everett B. Heymann, Atty., 165 Broadway, N. Y. C.

S. S. PALISADE AVE.

Englewood, N. J.

214 story frame dwelling, containing 13 rooms and 3 baths. Size 175x232x irreg S. S. 11th St. Long Island City

S. E. Cor. White Plains Ave. & 221st St.

(Known as 3840, 3842, 3844 White Plains Ave.) three 3-story frame dwellings, to be sold separately, Sizes about 20x80.13 each. Lawrence E. French, Atty. 41 Park Row, N. Y. City.

Bronx Dwellings S. W. Cor. Mosholu P'kway & Newton Ave.

Block Front, Columbia St. Hamilton Ave. and Woodhult St., B'klyn story brick apartment with 6 thorse 100.3x102.3x143.3.

Anthony F. Tuozzo, Atty.,
38-44 Court St., Brooklyn.

Freeman, Eagle and Provost Streets Borough of Brooklyn teely located business property now upled in part by a cooperage concern, be sold in 4 parcels. Sizes 107.6%x 125x250x irreg.; 50x100; 50x100.

N. W. Cor. Cropsey Ave. & Bay 20th St. Brooklyn
Vacant plot of 18 lots, to be sold so rately. Sizes about 20:00 each.

Circle Road Douglas Manor, L. I. A 21 story frame and brick dwelling on a plot 120x133, also garage. Imme-diate possession

S. S. Faraday Ave. (26.56 Ft. W. of Sylvan Ave.)
2 story frame and stucco dwelling, 6
rooms and bath. Size 26.56x85.42x
irres.

S. W. Cor. Sylvan & Faraday Aves.

N. S. MERRIAM AVE.

TELEPHONE CORTLANDT 0744

### **Special Auction Sale** OF PRIVATE DWELLINGS IN THE 5th & Park Aves. Section

To Be Held in the Ballroom of the HOTEL PLAZA WEDNESDAY, OCT. 4, AT 8 P. M.

INCLUDING THE VERY DESIRABLE DWELLINGS 969 FIFTH AVE., CORNER OF 78TH ST. 1043 FIFTH AVE.

610 PARK AVE. & 64 EAST 65TH ST., S. W. CORNER 58 EAST 65TH ST. 6 EAST 48TH ST. 38 EAST 68TH ST.

42 EAST 74TH ST. 164 EAST 61ST ST. and others in the 60's, 70's & 80's SEND FOR BOOKLET

## ARTHUR C. SHERIDAN

Real Estate Auctioneer 152 B'WAY, N. Y.

FOX HILLS AUCTION

Absolute Sale of 276 STATEN ISLAND LOTS

Saturday, Sept. 23d, at 2 P. M.

ON PREMISES RAIN OR SHINE

No Finer Residential Property on Staten Island

The Rapid Transit Commission has laid out the new subway under the Narrows and through Pennsylvania Ave.

PENNSYLVANIA AVENUE

is the principal street through the property on sale. The City authorities have adopted this street as a continuation of Southfield Boulevard and propose to widen it to 100 feet and pave it through-

TERMS OF SALE.

10% ON DAY OF SALE, 40% IN 30 DAYS. BALANCE IN 12

MONTHLY PAYMENTS. 2% OFF FOR CASH.

Visit property. Take Ferry foot of Whitehall St. Rapid Transit train to Rosebank or Belair Road Station, or South Beach car to Pennsylvania Ave., or Fox Hills bus direct to property.

CORNELL REAL ESTATE & AUCTION CO.,

65 WATER ST.,

STAPLETON, S. I

F. & G. PFLOMM, 1333 BROADWAY.

Above 59th St.-5th Av. to East River.

PRIVATE HOUSE

JOHN L. ROGERS

Near Amsterdam Avenue JOHN PETERS, 210 E. 14th St.

Broadway Subway, 2 short blocks west of Broadway, on 218 Street

Spuyten Dayvil and Riverdale, Above Harlem River.

For Help that is full of "pop" and ambition put your Want Ad. in THE NEW BUILDING 40,000 Sq. Ft. DWELLINGS—TENEMENTS YORK HERALD. Its QUALITY-QUAN-

### CITY REAL ESTATE.

Above 14th St. to 59th St. (Inclusive). 39th St., Adjoining Madison Ave. Story and Basement Building, on lot 25x100 To lease for 21 years, with renewals.

1036 PARK AVE..
Two doors south of 86th st.
FOUR STORY DWELLING FOR
RENT: 26 FEET FRONT: IMMEDIATE OCCUPANCY; FINEST LOCALTY; ONE BLOCK FROM SUBWAY

YORKVILLE CORNER

Price \$39,000. Hot water supply.

JOHN PETERS, 210 E. 14th St. Above 59th St .- 5th Av. to North Elver.

\$35,000 Cash

### -Park Terrace-2-Family Brick

Tax exempt duplex, detached, with two car garage; 11 rooms, two baths, electric light, hot water heat and every modern improvement. Excellent location—highly restricted section; 5 minutes from

215th Street Station

6201 BROADWAY Opposite Van Cortlandt Park at 256th St. 3 and 4 Rooms, Large Light Rooms, \$65.60 TO \$75.90. 3513 Broadway, or. 144th St. Tel. Aud. 8162.

Kew Bacdens



\$14,500

OF no less importance than the ap-

is the manner in which

it is built.

This sturdy Colonial type--a replica of the original-will endure in construction as well as in style.



1 West 34th St. Sole Agents for the Kew Gardens Kew Gardens Station
Fitzrov 5231 Kew Gardens Station
Richmond Hill 1713

## \$12 PER ROOM

Entire floor in unusually attractive, new, private, brick and lime-stone dwelling; semi-detached, with GARAGE—beautifully land-scaped grounds. Fifteen minutes from Grand Central via Queens-boro subway to this high-grade, semi-suburban community, with over 100 private dwellings surrounding same.

6 large rooms, sleeping porch, open fireplaces, all outside rooms; garage with heat, light and water. Rental \$91.66 per month. Figuring \$20 per month for garage value, this apartment is to be had at \$12 per room rental. The Kindred-McAvoy Twin Apartment Dwellings are for sale and only one apartment in a building is available for rental, the other being reserved for occupancy by the buyer. Highest references required.

Take Queensboro subway to Ditmars Avenue, Astoria, or motor across Queensboro Bridge and follow left branch of "L" to termination. Turn west to Howland Street to Kindred-McAvoy Homes.

Renting Agents.
Brokers Protected. WM. D. BLOODGOOD & CO., INC. Queensboro Plaza.
Brokers Protected.



Flushing

\$12,000 Buys This New TAX EXEMPT Home.

TAX EXEMPT.

\$2,000 buys beautiful brick and stucco 1 family dwelling, balance on terms to suit. Plot 30x100; house 21x35; 7 rooms, all improvements; room for garage and garden. Jerome Ave, bus passes door. Open Suidays, 24'st 8t, and Katonah Ave. 2 family stucco house, 5 and 6 rooms. Plot 20x120; house 21x35; all modern improvements; enclosed sun parior. Hoom for garage a garden. Houses must be seen to be appreciated. 23'th 8t, West of White Fishins Ave. DANIEL HOULTHAN & SON, Telephone 2200 Trement.

Rental, \$11,460; Price, \$76,000 Modern apartment house, not steam heat \$16,000 cash required; will pay over 27%.

CITY REAL ESTATE.

Queens-Sale or Let.

CITY REAL ESTATE.

YOUR RENT ONLY \$5.00 PER ROOM

If You Own One of These

Beautiful Individual One and Two Family Houses at

GIBSON'S ELMHURST MANOR Twenty Minutes From Grand Central via Interboro Subway. 5c Fare



\$1.000 Cash Price \$6,900 and Up

How to reach property: Take Subway to Grand Central, Transfer to QUEENS BORD Subway (Corona Line) to ELMHURST AVE. Station; Gibson's Office at Foot of Stairs; or at ELMHURST MANOR, Jackson and Junction Aves., ELMHURST. Phos 2002 Havemeyer. OPEN FOR INSPECTION DAILY AND SUNDAY.



Astoria 20 Min. Times Square

hot water heater, porcelain tubs and sink and refrigerator drain and kitchen cabine

Price \$14,900-Cash \$2,900-Easy Terms

D. S. FURMAN

350 14th Ave., Near Grand Avc. Take Steinway Trolley or Astoria Subway Telephone 2505 Astoria to Grand Avc. Station.

Bronx-Sale or Let.

One and Two Family Houses

JOHN PETERS, 210 E. 14th St.

SUBURBAN REAL ESTATE. Westchester-Sale or Let,

For Sale at BRONXVILLE TTRACTIVE MODERN APARTMENT

Hish&Marrin 527 Fifth Ave., Tel. Murray Hill 6526

Best Value in the City for the Money Two-Family Brick Dwellings

\$3.000 Cash balance Price, \$17,950 Each Sullivan St.

REALTY ASSOCIATES

Bet. Bedford and Rogers Aves.

OCEAN PARKWAY-2-FAMILY DET. COTTAGES GARAGE FOR 2 CARS.

162 Remsen Street, Brooklyn

PRICE \$18,500-CASH \$4,000. I. M. KALT, 44 COURT ST., Bklyn Phone MAIN 9745.

MADISON ST.—10 rooms, 20x100.
Price \$6,209. Cash \$1,000.
MADISON ST.—11 rooms, 2 baths, brownstoffe, furnace. Price \$5,500.
Cash \$2,000.
SEE ME FOR BARGAINS.
Have selection of one and two family high grade homes in beautiful section, convenient to subway. Must be seen to be appreciated.

F. L. SKELLY

169 Reid Ave. Tel. Bushwight 1521.

BUILDERS AND DEVELOPERS 450 Brooklyn lots at \$400 each, located a Av. M. near Utica av. and close to Flatbush av. trolley: built up section; water, gas and electricity at property; ready for building terms to suit. T. E. CISNEY, 215 Montague st., Brooklyn, N. Y.

TAX EXEMPT
One family frame, detached, sever rooms, steam heat, parquet, tile kitcher and bath, enclosed porch; fine location price \$9,700; cash \$2,500.

Queens-Sale or Let.

One family frame, detached, five rooms, steam heat, parquet, enclosed porch; driveway; eight minutes to station, twelve minutes to New York; tax exempt; price \$8,000; cash \$2,000. A fine selection of one and two family houses. DAN SULLIVAN

9314 Jamaica Ave., Woodhaven.
Phone Richmond Hill 7163.

HOLLIS rooms, stucco, villa style; two lots; beautiful: tax exempt; \$7.750. rooms, sun parlor, breakfast nook; artistic bungalow: tax exempt; \$7.950. H. Carman Barteau 30 Union Hall St. GOLF VIEW PARK,

FLUSHING Houses from 6 rooms to 15 rooms, with gas, water, electricity, steam and hot water-heat; very high ground; beautiful streets, and shrubbery. Phone Owner, Flushing 0479. LARGEST REAL ESTATE OFFERINGS AT JAMAICA-HOLLIS-QUEENS.

F. W. SCUTT & CO (Estab. 1895) SUBURBAN REAL ESTATE.

Long Island-Sale or Let.

North Shore-Long Island GREAT NECK

New England Colonial home, 11st acres, 7 master bedrooms, 48 baths, 3 maids' rooms, bath; 2 machine garage; view of Man-hasset Bay; exceptional shade trees and exclusive location. MANHASSET

1½ acres, having 135 ft. water frontage; fine old trees; remodeled homestead, 4 master bedrooms, 2 baths, 3 maids' rooms, bath, commodous ity-ing quarters; offered at low figure to satisfactory purchaser.

NASSAU STATION

BAKER CROWELL, Inc. 47 W. 34th St. Great Neck N. V. City. 385

6 Rooms All Imp. . . \$6,500 7,500 " ... 8,000 " 2 Baths " ... 17,500 8,000 Other good values too numerous to me ion—why not let me find you a liome oug Island's Best Spot. I am in a position

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Perfect light; power plant; easy terms; Prominent Street in Chelsea Section.

Above 14th St. to 59th St. (Inclusive).

Above 14th St. to 59th St. (Inclimite). DWELLINGS—TENEMENTS

**BUSINESS PROPERTY** JAMES N. WELLS' SONS, Ninth Av., Near 22d St. LOUIS SCHRAG, 142 W. 23D ST.

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Will buy Stores and Apts. South of 86th Street. Ist Mortgage eight years. Ist Mortgage eight years. Slawson & Hobbs, 162 W. 72d St.

### Equal To \$20 Value Immediate Occupancy



Broadway-

First Floor-Kitchen with white en-amed furnishings, dining room, but-ler's pantry, breakfast room, par-lor and living room, sewing room, Second Floor-Four bedrooms, bath with built in fixtures, shower, large closets.

30th St., near Broadway, Flushing Tel. 4152 Flushing. Representative on Property Daily